

Mobile Home Advisory Board [MHAB]
Meeting Notes
October 28, 2013



1. **Call to Order:** Elizabeth Alex called the MHAB meeting to order at 6:00 PM, at Huntington Beach City Hall, 2000 Main Street, Room B-8, Huntington Beach, CA. Because of the large audience attendance, Alex requested that Fritzal give a brief overview of the Mobile Home Advisory Board's responsibilities. Fritzal reported the Board's composition and duties.

2. **Roll Call**

Members Present: Elizabeth Alex, Mary Jo Baretich, Michael Cirillo, Sharon Dana, Daniel Kittredge, Amber Monte, Vickie Talley, and Patricia Taylor

Excused Absent: Manuel Vizinho

Staff Present: Paul D' Alessandro, Kellee Fritzal and Denise Bazant

3. **Public Comments (agenda items):**

Lisa Beebe spoke regarding rent increases at the Pacific Mobile Home Park and impact to family. Paul Marano spoke regarding rent increase and rights of mobile home tenants. Jeff Bryan spoke regarding the effect of Pacific Mobile Home Park rent increase. Larry Van Houten spoke regarding the effect of Pacific Mobile Home Park rent increase. Michelle Ryan spoke on behalf of Debbie Loflin regarding Pacific Mobile Home Park rent increase and impact of walking away from her mobile home. Chris Friberg spoke regarding rent control, rent increase, and Atlanta Street widening. Diane Atkins spoke regarding unreasonable rental increase, discrimination and condition of other units in the Pacific Mobile Home Park. Alan Belasco, former resident of Rancho Huntington, spoke regarding the mobile home industry. Maria Larcienzo spoke regarding rent increase at Pacific Mobile Home Park and the effect of the rent increase to her neighbor. Tim Geddes spoke regarding the number of people attending the Board meeting and commended the audience for attending the meeting. He also mentioned that there are ways to influence change to rent control. He stated that rent control effecting only mobile home residents can be changed by a Charter Amendment and/or stabilization ordinance. Bryan Acklam spoke regarding lack of maintenance to the Park by Star Management, yet require owners to keep their homes to the highest standards. Kris Dgezits spoke regarding the effect of the rent increase at Pacific Mobile Home Park. Chris Waring distributed a handout to the board and discussed rent increase at Pacific Mobile Home Park. Kent Lucas spoke regarding rent increase at Pacific Mobile Home Park. Jackie Vons spoke regarding rent increase at Pacific Mobile Home Park. Ken Friedland spoke regarding rent subsidy and rent increase at Pacific Mobile Home Park. Valerie De Marquette stated that her mobile home is for sale and unable to sell. She is requesting more communication from new owner of Pacific Mobile Home Park.

4. **Approval of the Meeting Notes from September 23, 2013:**

Motioned by Kittredge, seconded by Baretich, to approve meeting notes of September 23, 2013. The motion passed unanimously.

5. **New Business:**

- 5a. **Brown Act Training** - Paul D' Alessandro introduced himself and distributed information regarding the Brown Act. He gave an overview of the Brown Act and how public meetings are to be held by a legislative body.

- 5b. **Update of selection process for MHAB vacant positions** – Fritzal reported that the City Council Liaisons will make recommendation of appointments to the Mobile Home Advisory Board at its November 4, 2013. They will be recommending Tim Geddes as At-Large Member; Don Castleman as Park Representative; and approving a second term to Mary Jo Baretich.

6. Old Business:

- a. **Update regarding schedule of Overlay Zone Ordinance Regarding Restricting Senior Mobile Home Parks from becoming Family Parks** - Fritzal reported a that the Planning Commission will be receiving the Overlay Ordinance at Study Session and Public Hearing in January 2014. The City Council will be hearing the item at Study Session in March 2014. Therefore, the Mobile Home Advisory Board will review the item in December 2013.

7. Public Comments (non agenda items):

Maria Lavienzo requested information regarding taking an item to City Council. Leslie Helmick questioned legal recourse regarding selling her home. Tim Geddes encouraged residents to continue to attend MHAB meetings to influence City Council by their public participation through the MHAB. Paul Marano questioned the next steps with the MHAB. William Butts spoke regarding taxes of the new owner of Pacific Mobile Home Park. Ray Denison, representing GSMOL, encouraged Pacific Mobile Home Park residents to fight new park owners. Tom Cox requested to review the subdivision map for the Pacific Mobile Home Park.

8. Member Comments:

Kittredge questioned if Pacific Mobile Home Park had submitted their application for a change of use and the conversion ordinance. Fritzal indicated that the City has limited control over conversions.

Cirillo reported that to the residents that Pacific Mobile Home Park will be scheduling community meetings within the next few weeks to answer questions and dispel rumors.

Talley stated that she enjoyed working with the MHAB.

9. **Next Meeting Agenda Items:** Fritzal requested that a special meeting agenda include the review of the Overlay Ordinance and Pacific Mobile Home Park Update.

10. **Adjournment:** Moved by Dana and seconded by Kittredge to adjourn meeting at 8:15 pm to the next regular scheduled meeting of January 27, 2014, at 6:00 pm, held at City Hall, 2000 Main Street, Huntington Beach, Room B-8.